

HISTORIC PRESERVATION COMMISSION STAFF REPORT

AGENDA

TO: CASA GRANDE HISTORIC PRESERVATION COMMISSION

FROM: Laura Blakeman, City Planner *JB*

MEETING DATE: November 24, 2014

SUBJECT: DSA-14-00164: Certificate of Appropriateness

REQUEST

Request by Greg Serrano, Casa Grande, AZ 85122, for the following request:

1. **DSA-14-00164:** Certificate of Appropriateness for renovations to Lupita's Mexican Food Restaurant (A.K.A. Johnson's Grocery Store, Sofia's Mexican Kitchen) a historic building listed on the local and national registers located at 301 N. Picacho Street.

APPLICANT/OWNER INFORMATION

Applicant

Greg Serrano
1206 N. Olive Avenue
Casa Grande, AZ 85122
P: 520-705-5789

Owner

Same as applicant

HISTORY

March 5, 1915: DSA-10-00150: The site was annexed into the City limits of Casa Grande with the initial incorporation of the Original Townsite.

1907: The building was constructed (Source: Arizona State Historic Property Inventory).

PROJECT DESCRIPTION

Background

According to the 1982 Historic Property Inventory Form, the Lupita's Mexican food restaurant (Johnson's Grocery Store) building was constructed in 1907. Listed on the Local and National Registers, the restaurant building is an example of an adobe

building, which was rare for a commercial use at the time of its construction (see attached Historic Property Inventory Form).



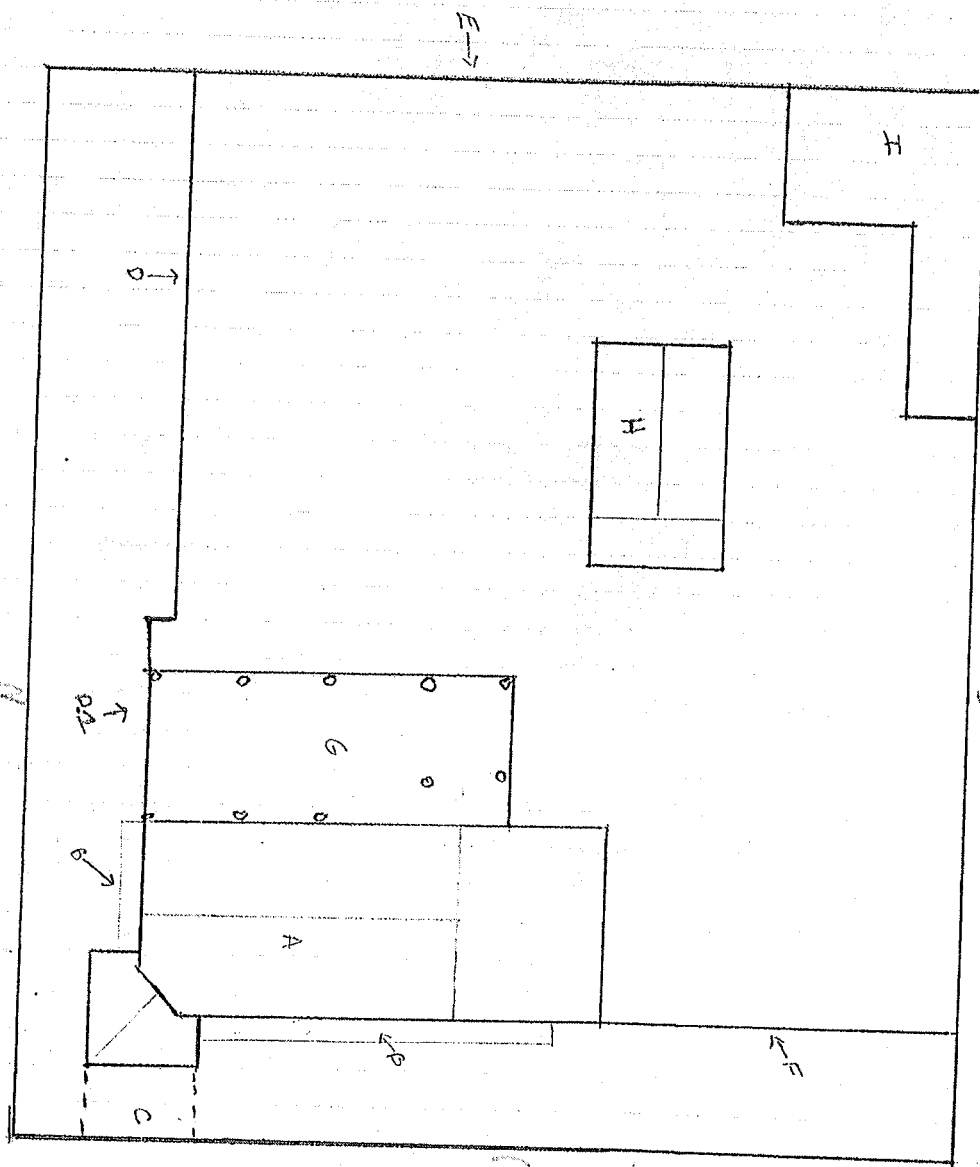
Proposed Modifications

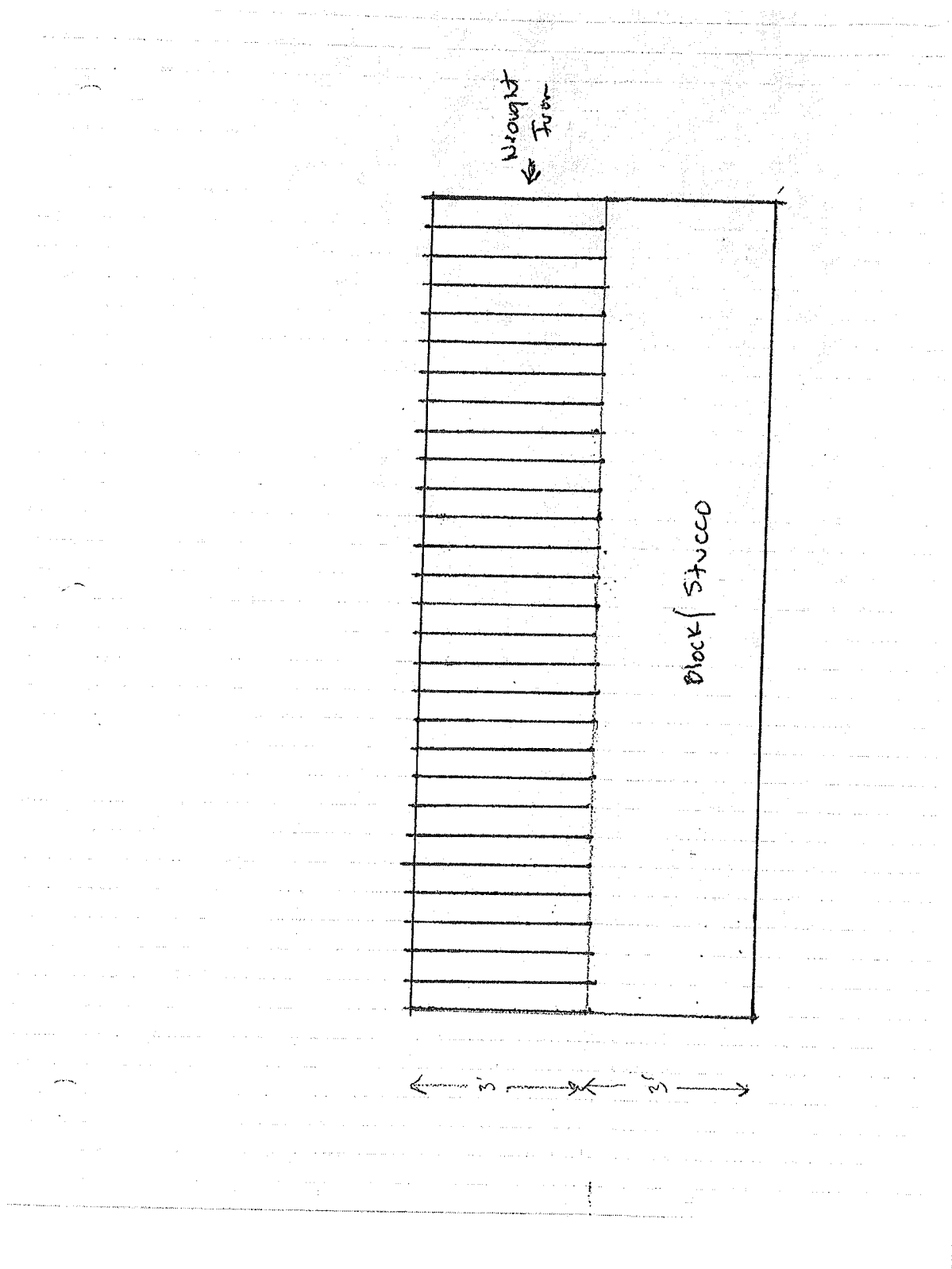
The following scope of work is as follows:

301 N Picacho

Casa Grande, AZ

- A. Existing roof material is corrugated steel; replace with rustic red steel R-panel
- B. Demo existing 4' wide sidewalks on N and W side of building
- C. Pour new sidewalk 15' x 11' from existing covered entry to city sidewalk
- D. Demo existing corrugated metal fence and replace with 3' block wall with 3' of wrought iron on top. Same as existing to west (D.1)
- E. Demo existing chain link fence and replace with 6' block wall.
- F. Demo existing corrugated steel fence and replace with 6' block wall.
- G. Existing patio columns of wooden poles and frame work to remain. New sunshade material made of knitted polyethylene to be installed to replace ripped material. Stained concrete poured under shade.
- H. Existing storage building
- I. Existing storage building





In addition, the site will also involve maintenance and painting of the exterior as necessary.

According to 17.62.060, no person shall carry out any exterior alternation, restoration, reconstruction, etc. or make any material change in the appearance of such a property, it s light fixtures, signs, sidewalks fences, etc. without obtaining a Certificate of No Effect or a Certificate of Appropriateness.

The Lupita's Mexican Food Building is a historic landmark and possesses special character and historic value as part of the culture and social history of the area and therefore Staff has determined that a Certificates of Appropriateness shall be required to cover the items in the scope of work and minor exterior alterations that are discovered as part of the renovation process.

<p style="text-align: center;">CONFORMANCE WITH THE CERTIFICATE OF APPROPRIATENESS REVIEW CRITERIA</p>

In accordance with Section 17.62.090 of the City of Casa Grande City Code, the Historic Preservation Commission shall find that the Certificate of Appropriateness application complies with the following review criteria, including Staff's findings:

A. In passing upon an application for a certificate of appropriateness, the Historic Preservation Commission shall not consider changes to interior spaces, but shall encourage property owner(s) to maintain any interior features that may have historical interest.

N/A.

B. The Commission's decision shall be based upon the following principles:

- 1. Properties that contribute to the character of the historic district shall be retained, with their historic features altered as little as possible;**

The building's exterior will essentially remain the same, with some maintenance, small improvements and exterior paint being completed. There may also be some adobe repair to the building; however, little exterior improvements will be made to the historic building to retain its historic character.

- 2. Any alteration of existing historic landmark properties shall be compatible with their historic character. Any alteration of existing properties within a historic district shall be compatible with its historic character as well as with the surrounding district;**

The proposed renovations will improve the visual appearance of the building; however it will not substantially interfere with the property's historic character.

- 3. New construction shall be compatible with the district in which it is located.**

N/A.

C. In applying the principle of compatibility, the Commission shall consider the following factors:

- 1. The general design character and appropriateness to the property of the proposed alteration or new construction;**

Staff finds the proposed renovations to be necessary to retain the historic structure.

- 2. The scale of proposed alteration or new construction in relation to the property itself, surrounding properties and the neighborhood;**

The renovations will have little influence on the neighborhood, as the building will remain in its historic capacity and improve the visual appearance of the building within the neighborhood.

- 3. Texture, materials and color, and their relation to similar features of other properties in the neighborhood;**

The original features of the gabled roof and I-shaped porch remain the same as well as other exterior features of the historic building.

- 4. Visual compatibility with surrounding properties, including proportion of the property's front facade, proportion and arrangement of windows and other openings with the facade, roof shape, and the rhythm of spacing of properties on streets, including setback;**

There is no change to the visual compatibility of the front façade. The existing patio columns will remain with improvements such as repair and paint.

- 5. The importance of historic, architectural or other features to the significance of the property.**

The properties significant physical characteristics are not altered.

D. As a guide to rehabilitation work, the Commission shall utilize the current edition of the Secretary of the Interior's Standards for Rehabilitation.

N/A.

SHPO (State Historic Preservation Office):

Staff contacted SHPO, Eric Vondy, suggested that the shake roof on the porch be replaced with the same dark brown metal roof that was approved for a Certificate of No Effect. SHPO also suggested if there was going to be some improvements to the patio columns that the work be minimal as to not detract from the historic character of the columns.

RECOMMENDED MOTION

Staff recommends the Historic Preservation Commission approve the Certificate of Appropriateness (DSA-14-00164) for renovations to Lupita's Mexican Food Restaurant building, located at 301 N. Picacho Street.

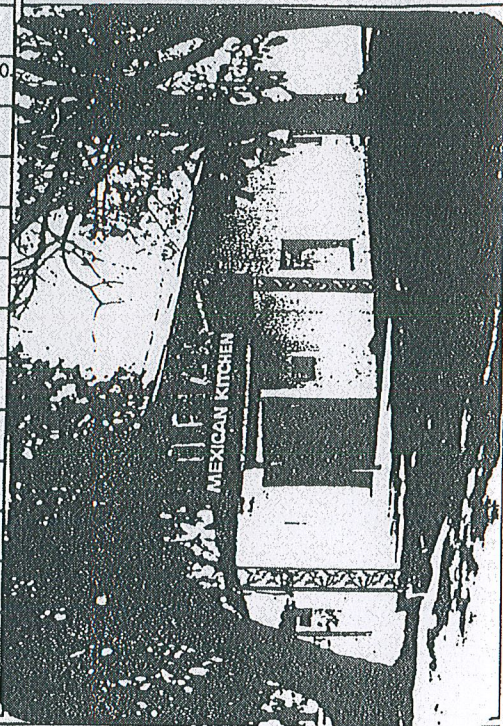
Attachment

- Exhibit A: 1982 Historic Property Inventory Form
- Exhibit C: Site Pictures

Exhibit A:
1982 Historic Property Inventory Form

ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Johnson's Grocery Store		COUNTY Pinal County	INVENTORY NO. CG-133
COMMON PROPERTY NAME Sofia's Mexican Kitchen		QUAD/COUNTY MAP	
PROPERTY LOCATION-STREET & NO. 301 North Picacho			
CITY, TOWN/VICINITY OF Casa Grande	ASSESSOR'S PARCEL NO. 507-07-198		
OWNER OF PROPERTY Joseph Revak	PHONE		
STREET & NO./P.O. BOX 311 Orange Drive			
CITY, TOWN Casa Grande,	STATE Arizona	ZIP 85222	
FORM PREPARED BY Janus Associates Inc.		DATE 9/82	
STREET & NO./P.O. BOX 2121 South Priest Suite 127		PHONE 967-7117	
CITY, TOWN Tempe,	STATE Arizona	ZIP 85282	
PHOTO BY Casa Grande Survey Volunteer		DATE June 1982	
VIEW looking southeast			
HISTORIC USE commercial			
PRESENT USE commercial		ACREAGE less/one	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Built c. 1907			



PHYSICAL DESCRIPTION

This rectangular plan gabled-roofed building is one and one-half stories tall with a basement. Oriented to a corner, the building has a modified diagonal entry supported by one pipe column. A late L-shaped porch supported by grilled ironwork columns extends from the entry. A flat-roofed L-shaped addition extends across the rear. The north facade has two original openings each having two double-hung windows. The west facade has two infilled windows and a three-panel/four-light door. Vents are located at the top of each gabled end. Two small windows are located high on the east and west facades. The interior was altered after a fire in 1957. Mature tamarisk trees dominate the site.

STATEMENT OF SIGNIFICANCE/HISTORY

Built around 1907, this commercial building is significant for use of adobe, which is rare for commercial use at the time of its construction. The building first served as a grocery store until 1932, first operated by J. G. Johnson and then .. Wong Hong Chin. From 1940 to 1955, the building was occupied by the city's first do-it-yourself laundry. A catering service from 1958 to 1960 was followed by the current Mexican food restaurant. Despite the years of continued use, the building is relatively unchanged on the exterior. Remodeling after a fire in 1957 altered the interior.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Casa Grande Valley Historical Society newspaper index files
Interview: Christine Burton--July 30, 1982

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

Lot 1, Block 34, Casa Grande Townsite

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

**Exhibit C:
Site Pictures**











